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Chatham Towers

PARK ROW
at WORTH STREET

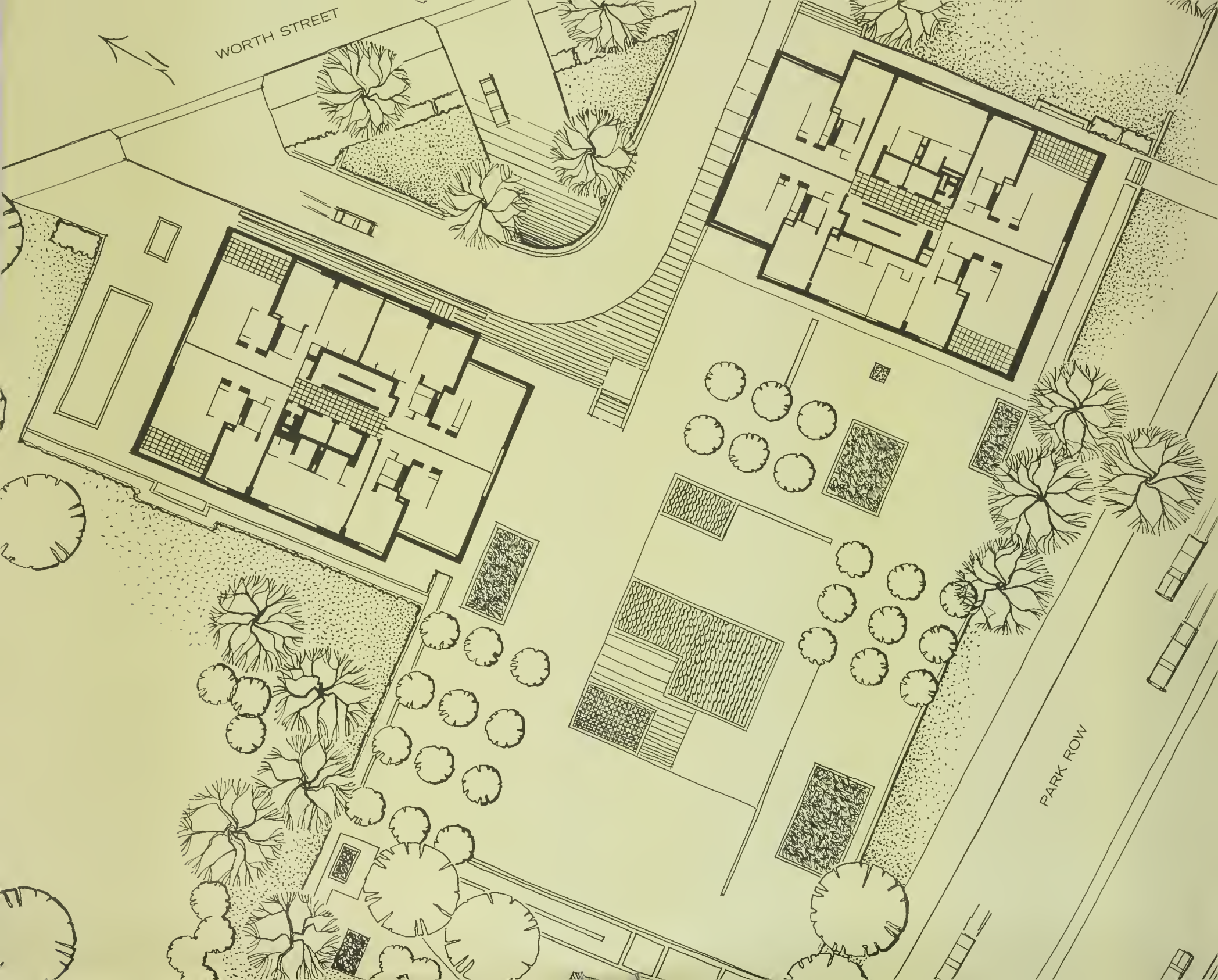
in the new Civic Center of New York City

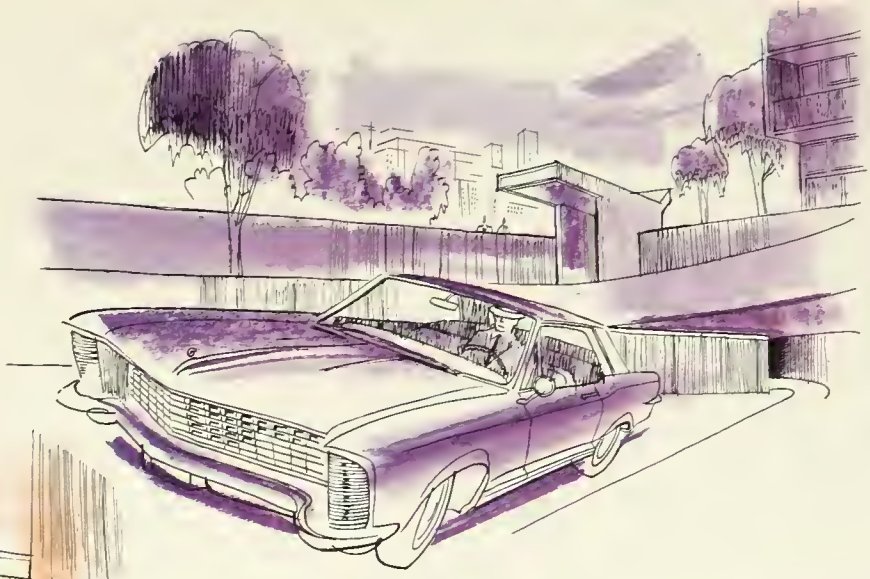
cooperative living in a sophisticated atmosphere . . . right in the heart of the city!

A COOPERATIVE DEVELOPMENT of

AMIH

ASSOCIATION FOR MIDDLE INCOME HOUSING


WORTH STREET
PARK ROW



ABOUT CHATHAM TOWERS

The construction of Chatham Towers is interesting in many respects. While not necessarily readily apparent to the layman, these design and construction features instantly capture the interest and attention of architects and construction engineers.

This interest and attention is perhaps best exemplified by the Award for Excellence of Design voted Chatham Towers and the architectural firm of Kelly & Gruzen by the New York State Association of Architects. Their distinguished panel of judges awarded Chatham Towers the top prize in the apartment building category for 1964.

Architectural excellence is typified by the departure from conventional appearance in utilizing the exposed structure as part of the exterior of the building. This is also significant to the occupant since it provides a means of eliminating the beams and columns that normally intrude on living space in other high rise apartments.

The rough concrete exterior gives an interestingly "masculine" look to the entire structure. Concrete performs a vital noise-baffling function as well. Exterior wall insulation, the concrete construction and double glazed windows notably reduce street-level noises. Between-apartment walls are insulated with two layers of gypsum board on each side. In Chatham Towers you live in harmony *near* your neighbor . . . but you don't have to *hear* your neighbor. Between-floor concrete construction virtually eliminates ceiling noise. Your privacy, and your neighbor's is fully preserved.

Chatham Towers is a high rise, ultra-modern cooperative housing enterprise with attractive twin towers set amidst a private park and recreation area. By its very design and construction features, Chatham Towers offers the seemingly impossible: a pleasant, quiet sociable way of life combined with attractive, ample living space . . . right in the heart of the city!

Chatham Towers is a true cooperative apartment . . . planned and developed by a consumer-oriented housing organization, the Association for Middle Income Housing . . . making possible a higher standard of quality in apartment dwelling at a sensible and realistic cost.

Unusual site layout and building construction isolate apartments from the bustle and noise of the city streets . . . yet all of New York's most interesting locations are just minutes away! (The "Minute Chart" on the back page of this brochure emphasizes the closeness of Chatham Towers to major business, shopping, entertainment, educational, cultural and religious centers.)

ADVANTAGES THE CHATHAM TOWERS COMMUNITY ENJOYS

Location: Downtown Manhattan, adjacent to the planned New York City Civic Center and to attractive Chatham Green, a similar cooperative enterprise. This prime location provides a large area of uninterrupted residential atmosphere.

Building Features: ☐ indoor parking for 125 cars ☐ private enclosed plaza with paved walks, lawns, beautiful reflection pool, ample play area for children away from traffic ☐ only five apartments to each floor ☐ many units with private terraces ☐ two high-speed elevators in each building ☐ fully-equipped laundry facilities ☐ storage areas ☐ master television antenna ☐ community room and kitchen facilities for clubs, meetings and other group projects.

ADVANTAGES EVERY CHATHAM TOWERS APARTMENT OWNER ENJOYS

☐ AMELCO double-pane windows, dual-glazed with built-in Venetian blinds. This remarkable new concept in window design is 12 times more effective in soundproofing than conventional windows; reduces solar heat in Summer by 70%, and Winter heat loss by 55%. And they're a snap to clean — inside and out — from within the apartment.

☐ Central air conditioning with year 'round temperature control in every room.

Plus . . . ☐ attractive birchwood kitchen cabinets with plenty of storage space ☐ stainless steel kitchen sink ☐ stainproof, pre-formed pressure-laminated counter tops ☐ wall ovens and refrigerator-freezers (except studios) ☐ corner exposures in all apartments (except studios) ☐ ample closets with sliding bi-fold doors ☐ two bathrooms — including one with stall shower — in all 3-bedroom units ☐ dressing alcoves in all studios.

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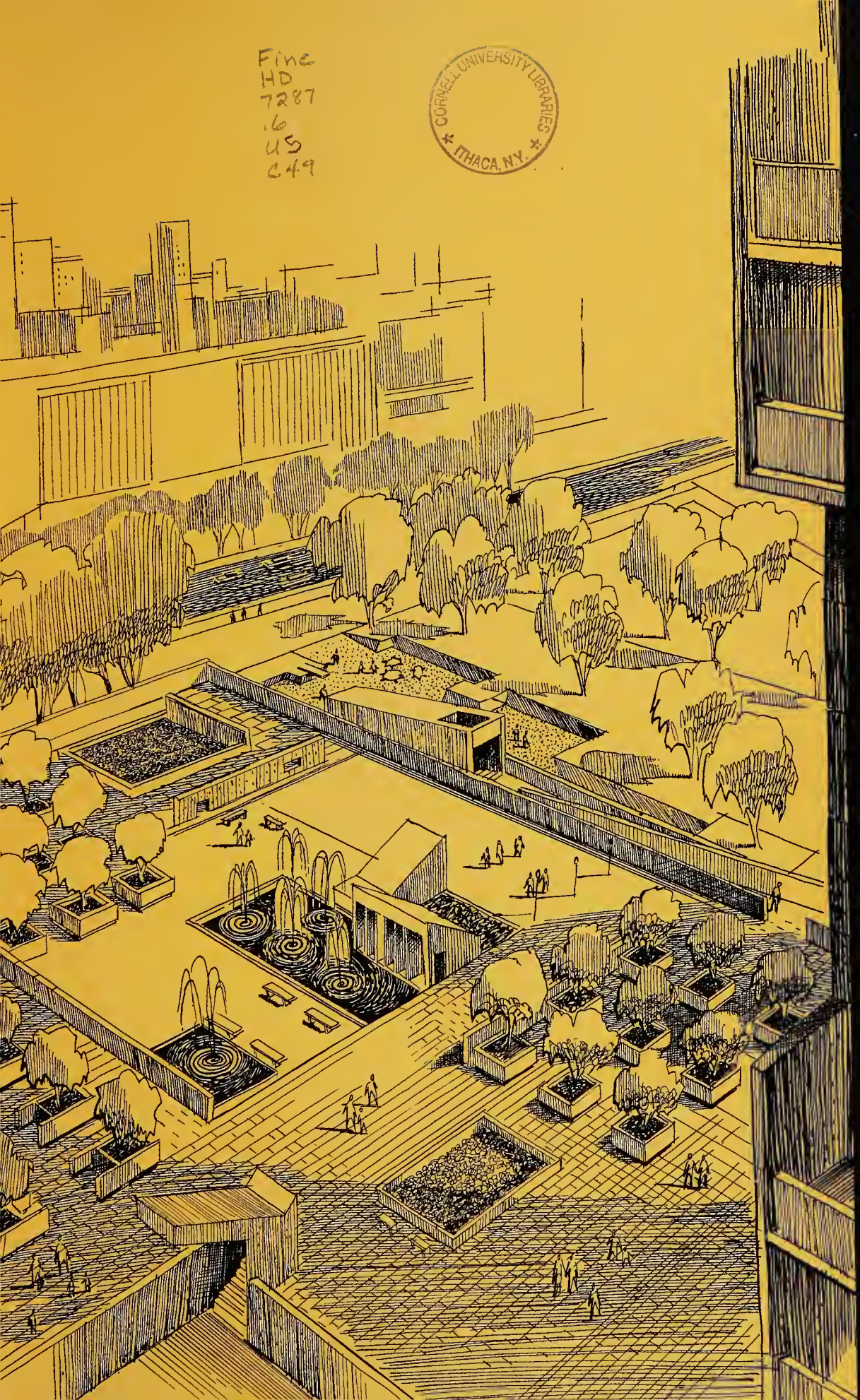

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...PROVIDING THE BEST IN COOPERATIVE LIVING

The Association for Middle Income Housing is a non-profit membership corporation expressly organized to create better housing for families of moderate income. It is a professional housing group under the ultimate control of the people it is serving; the commercial aspect is eliminated.

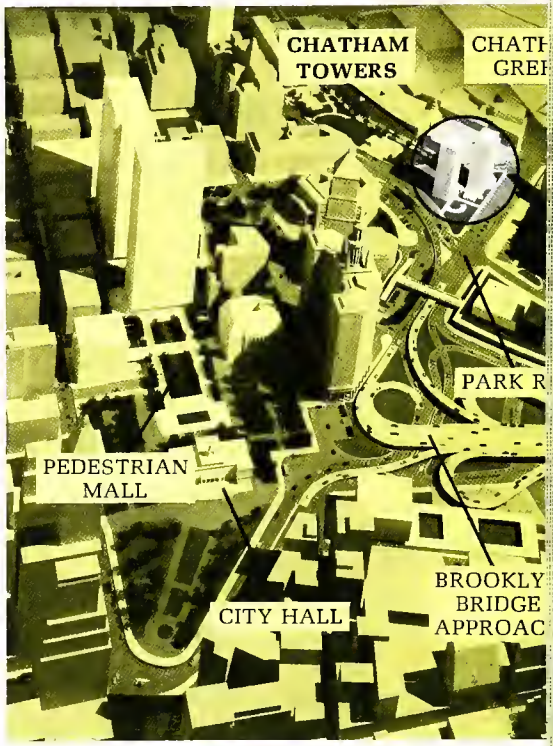
As an AMIH cooperator-tenant in Chatham Towers, your advantages will be numerous:

Because Chatham Towers is non-profit, what you pay in equity investment and monthly charges represents your share of costs alone — costs cut to fit a moderate-income budget.

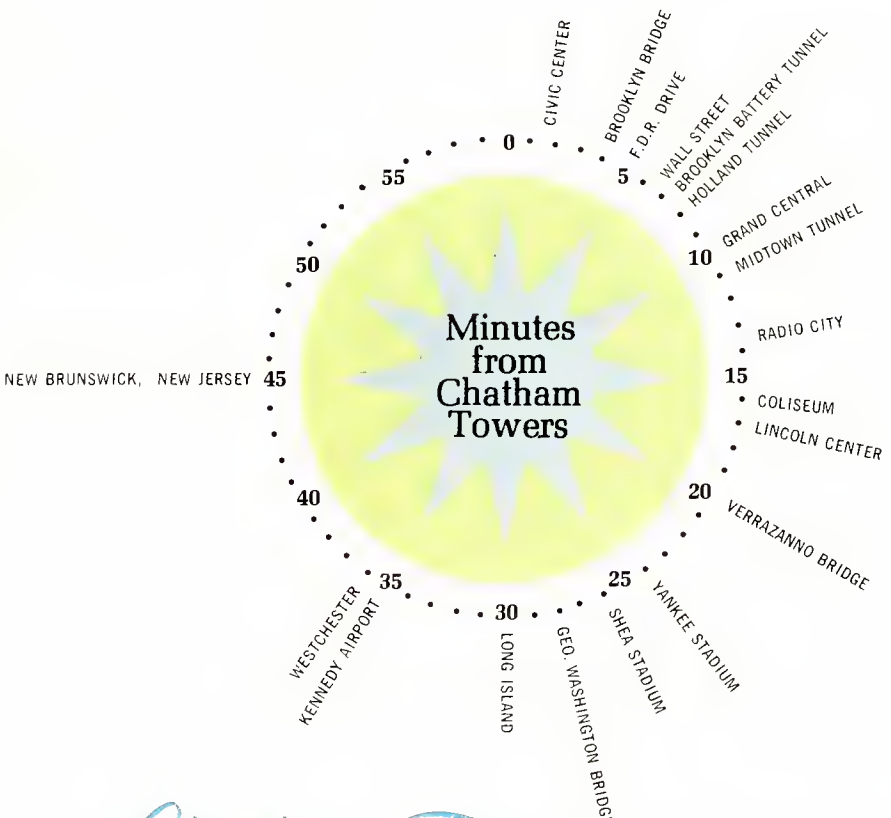
Your personal share of these lowered costs is cut still further because Chatham Towers is a cooperative. You may claim as an income tax deduction the part of your monthly charges that represents your share of taxes and mortgage interest.

Other benefits — lower maintenance costs and vacancy rates, for example — also add up to dollars-and-cents savings. The personal part you play in community life, the personal stake you share in community progress cannot be price-tagged — they are, none the less, very real.

Your AMIH membership will continue to provide you with services to meet your changing needs. You may participate in group purchasing and other aspects of a genuine consumer cooperative. Through AMIH, the facilities of a credit union for savings and borrowing will be available to you.



THE NEW CIVIC CENTER
Chatham Towers Cooperative is under the supervision of The Housing & Redevelopment Boar of the City of New York, Robert F. Wagner, Mayor. Herbert B. Evans, Chairman; Walter S. Fried, Vice Chairman; Samuel Ratensky, Member; Milton H. Frankfurt, Chief, Bureau of Project Services.



SALES AGENT **AMIH Housing Services**
217 Park Row, New York, N. Y. 10038 • BE 3-

Chatham Towers PARK ROW at WORTH STREET
A Cooperative sponsored by the Municipal Credit Union and the New York State Credit Union League

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